

No. 31,530 Equity
11,154

Law Offices
RALPH G. HOFFMAN
23 Court Street
Westminster, Maryland

Rec'd for Record Oct 11 1978 At 2⁴¹ O'clk P M Same Day Recorded & Ex'd per Charles C. Keller, CLK

This **Mortgage**, made this 4th day of October, seventy-eight,

in the year nineteen hundred and ~~sixty~~ seventy-eight, between DONALD A. ALEXANDER and FRANCIES D. D. ALEXANDER, his wife, of Frederick County, State of Maryland, hereinafter sometimes called Mortgagor; and FARMERS AND MECHANICS NATIONAL BANK, a National Banking Association, hereinafter sometimes called the Mortgagee.

WHEREAS, the said Mortgagor stands justly and bona fide indebted unto the Mortgagee, in the sum of SEVENTY THOUSAND DOLLARS (\$70,000.00), with interest thereon from date at the rate of 10% per annum;

and, whereas, the said Mortgagor executed and delivered for said indebtedness a promissory note, or single bill, bearing even date herewith, payable to the order of the Mortgagee for the sum of Seventy Thousand Dollars (\$70,000.00), with interest thereon from date at the rate of 10% per annum, for the period of 8 months from the date hereof, said interest payable monthly, and thereafter principal and interest payable in 300 monthly installments of \$636.10 each, including interest at the rate of 10% per annum, the first of said installments being payable 9 months from the date hereof and the remaining installments being payable successively each month thereafter until the whole debt, principal and interest, has been paid;

and, whereas, for the purpose of more effectually securing the payment of said indebtedness according to the tenor of the aforesaid promissory note, or single bill, these presents are executed. At any time the principal and interest may be reduced or extinguished without premium or penalty.

NOW, THEREFORE, this mortgage witnesseth that for and in consideration of the premises and of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the said Mortgagor does hereby grant and convey unto the said Mortgagee, its successors and assigns, forever in fee simple, the following land:

All that lot or parcel of land situate in Johnsville District of Frederick County, Maryland, containing 35½ acres and 10 square perches of land, more or less.

Being all and the same land conveyed unto the mortgagors herein by deed from Robert L. Howell and Dorothy H. Howell, his wife, dated October 23, 1964, and recorded among the Land Records of Frederick County in Liber No. 712, folio 501 &c.

Should the title to the within mortgaged property be acquired by any person or corporation other than the Mortgagor, by voluntary or involuntary grant, assignment, operation of law, or in any other manner, without the Mortgagee's prior written consent, then the entire principal sum, together with all accrued interest, shall become due and payable at the option of the Mortgagee.

A late charge of Two Dollars (\$2.00) or one-twentieth (1/20th) of the total amount of any delinquent or late periodic installment of delinquent principal or interest, whichever is greater, will be made after any delinquency over fifteen (15) days.

Recording Fee	12.00
Md. Stamp Tax	462.00
	\$ 474.00

OCT 11-78 A 229201 *****462.00
OCT 11-78 A 229200 *****12.00